



THE
A-TEAM

**RE/MAX
FIRST**

70 PANAMOUNT Drive #3205, Calgary T3K 5Z1

MLS® #: **A2182359** Area: **Panorama Hills** Listing Date: **12/10/24** List Price: **\$245,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **567**
 Low Sqft:
 Ttl Sqft: **567**

DOM

11
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Oversized, Parkade, Stall, Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Laminate Counters, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`3" x 8`1"	Living Room	Main	11`11" x 9`10"
Bedroom	Main	11`1" x 10`11"	4pc Bathroom	Main	
Dining Room	Main	11`11" x 6`0"	Laundry	Main	3`6" x 3`0"
Balcony	Main	11`4" x 5`9"	Foyer	Main	9`3" x 7`0"

Legal/Tax/Financial

Condo Fee: **\$436** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **0313431**

Remarks

Pub Rmks: **Welcome Home! Check out this spacious unit in the lovely community of Panorama Hills. Over-sized bedroom and one full bathroom that INCLUDES ALL UTILITIES. Well Kept kitchen with a raised breakfast bar! A very spacious Living room opens out to a sprawling deck perfect for entertaining. An inviting huge master suite, that includes walk-thru closet & cheater door to the 4pc bath. This unit offers in-suite laundry and plenty of storage space! One titled large UNDERGROUND parking stall, close to elevator that includes a storage locker, all located in a secure underground heated parking garage. This complex is exceedingly well-connected. The pathway systems run through the community, offering hours of enjoyment whether it be walking or biking. You can also wander over to the Panorama Hills Community Centre, where residents can access the parks, tennis courts, and event rental space, or simply appreciate the landscaped grounds and gardens. Across the main road, a bus terminal and the extensive Country Hills shopping centre provide endless choices, whether you stay close to home or hop on transit to head for an adventure. The amenities nearby are the library, theatre, Vivo Fitness Centre, soccer fields, Superstore, and of course, various restaurants and cafes! Primary routes nearby also make it easy to drive around Calgary to visit friends, and proximity to Stoney Trail gives you the option to head to the mountains or the airport and skip the traffic. This is the perfect place to call home be if you are looking for the perfect balance of convenience, amenities, and lifestyle. Don't wait, book your showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





